



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£280,000



1 Wartling Road, Eastbourne, BN22 7PG

****GUIDE PRICE £280,000 - £290,000****

Offered to the market CHAIN FREE and currently operating as a successful Airbnb, this immaculately presented two bedroom terraced home is ready to move straight into or continue generating an attractive income from day one. Step inside to discover a bright and welcoming lounge, perfect for relaxing after a day by the sea, leading through to a generously sized kitchen/dining room that's ideal for entertaining friends or enjoying family meals. Upstairs, you'll find two spacious double bedrooms and a well appointed family bathroom, offering comfortable accommodation throughout. Outside, the low maintenance rear garden provides the perfect spot to unwind with a morning coffee or evening drink, without the hassle of extensive upkeep. Location is everything, and this home certainly delivers. Situated within easy walking distance of the beach, beautiful local parks, an excellent selection of shops, cafés, and restaurants, you'll have everything you need right on your doorstep. Whether you're taking your first step onto the property ladder, looking to downsize without compromise, searching for a seaside retreat, or expanding your investment portfolio, this versatile home ticks all the boxes. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.



www.town-property.com info@town-property.com

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Main Features	Entrance Door to -
Immaculately Presented Terrace House	Lounge 15'4 x 11'10 (4.67m x 3.61m) Radiator. Feature fireplace. Understairs cupboard. Stair to first floor. Double glazed window to front aspect. Door to -
Two Generous Double Bedrooms	Fitted Kitchen/Dining Room 15'4 x 10'10 (4.67m x 3.30m) Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for range cooker. Plumbing & space for washing machine & tumble dryer. Radiator. Double glazed window to rear garden. Door to rear garden.
Bright & Welcoming Lounge	Stairs from Ground to First Floor Landing: Loft access (not inspected).
Spacious Kitchen/Dining Room	Bedroom 1 12'7 x 11'10 (3.84m x 3.61m) Radiator. Double glazed window to front aspect.
Well Appointed Family Bathroom	Bedroom 2 10'10 x 8'6 (3.30m x 2.59m) Radiator. Double glazed window to rear aspect.
Low Maintenance Rear Garden	Modern Bathroom/WC White suite comprising panelled bath with chrome mixer tap & wall mounted shower. Low level WC. Pedestal wash hand basin. Extractor fan. Heated towel rail. Frosted double glazed window.
Immaculately Presented Throughout	Outside Rear Garden: Laid to artificial lawn with shingle borders and rear access.
Within Walking Distance Of The Beach & Local Parks	Front Garden: Laid to lawn with shingle borders.
Close To Shops, Cafés & Restaurants	EPC = D
CHAIN FREE	Council Tax Band = B